
EXHIBIT F113

CORRECTION SPECIAL WARRANTY DEED,
DATED JUNE 26, 2017, BY AND AMONG
SOUTHWEST DELAWARE COUNTY MUNICIPAL AUTHORITY
AND DELCORA

Prepared by:
J. Adam Matlawski, Esquire

Record and return to:
J. Adam Matlawski, Esquire
McNichol, Byrne & Matlawski, PC
1223 N. Providence Road
Media, PA 19063
610-565-4322

CORRECTION SPECIAL WARRANTY DEED

THIS INDENTURE is made as of the 26th day of JUNE, 2017, between SOUTHWEST DELAWARE COUNTY MUNICIPAL AUTHORITY, a municipal authority and an instrumentality of the Commonwealth of Pennsylvania ("Grantor") and DELAWARE COUNTY REGIONAL WATER QUALITY CONTROL AUTHORITY, a municipal authority and an instrumentality of the Commonwealth of Pennsylvania (hereinafter called the "Grantee").

W I T N E S S E T H:

THAT Grantor, for and in consideration of the sum of Four Hundred Thousand Dollars (\$400,000.00) lawful money of the United States of America, well and truly paid by Grantee unto Grantor, at or before sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does hereby grant, bargain and sell, release and confirm unto Grantee, its successors and assigns, that certain parcel of land located in (the "Property"):

ALL THAT CERTAIN parcel of land thereto, SITUATE in the Township of Aston, County of Delaware, Commonwealth of Pennsylvania, being bounded and described in accordance with a Preliminary/Final Subdivision Plan of Delcora/SWDCMA Pump Station (#81600-2015-SW) dated May 7, 2015, last revised October 28, 2015 as prepared by Catania Engineering Associates, Inc. as follows, to wit:

BEGINNING at an interior point, said point being located the following eleven (11) courses and distances from the Northeast side of Park Lane (1) along the arc of a circle curving to the left having a radius of 25.00 feet for a distance of 39.27 feet; (2) S89°57'49"E, 105.00 feet; (3) N01°44'W, 5.00 feet; (4) S89°57'49"E 2.04 feet; (5) along the arc of a circle curving to the left having a radius of 363.06 feet for a distance of 207.36 feet; (6) N55°32'35"E, 136.67 feet; (7) along the arc of a circle curving to the right having a radius of 358.27 feet for a distance of 364.57 feet; (8) S66°09'13"E, 226.40 feet; (9) along the arc of a circle curving to the right having a radius of 260.49 feet for a distance of 157.03 feet; (10) S27°33'W, 791.17 feet; (11) S48°31'02"E, 251.15 feet; THENCE (1) N71°41'18"E, 590.48. feet to a point; THENCE (2) S27°33'00"W, 525.78 feet to a point; THENCE N48°31'02"W, 423.67 feet to the first mentioned point and place of beginning.

CONTAINING 2.48 acres of land, more or less.

BEING Parcel No. 2 on said plan.

BEING folio #02-00-02914-04

BEING part of the same premises which vested in Southwest Delaware County Municipal Authority by virtue of Eminent Domain Condemnation Resolution in The Court of Common Pleas of Delaware County March Term 1959 in the case of The Southwest Delaware County Municipal Authority vs. Erwin R. Bergdoll and Lena L. Bergdoll, his wife and recorded 3-11-1959 in Deed Book 1965 page 252., in fee.

UNDER AND SUBJECT TO the Correction Cross-Easement Agreement by and between Grantor and Grantee of even date herewith, which Cross-Easement Agreement is intended to be recorded in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania following the recording of this Indenture.

UNDER AND SUBJECT TO certain restrictions and conditions of record.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all of the estate, right, title interest, property, claim and demand whatsoever of Grantor, as well at law as in equity, of, in, and to the same.

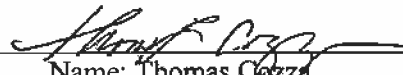
TO HAVE AND TO HOLD the Property, together with all hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto Grantee, its successors and assigns, to and for the only proper use and behoof of Grantee, its successors and assigns forever.

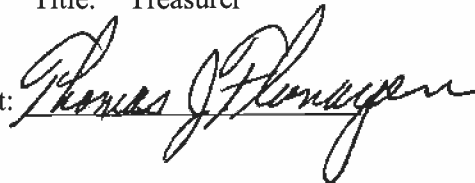
AND Grantor, its successors and assigns, by these presents, does covenant, promise and agree, to and with Grantee, its successors and assigns, that Grantor, its successors and assigns, shall and will **SUBJECT AS AFORESAID warrant and forever defend** all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto Grantee, its successors and assigns, against Grantor, its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under Grantor, its successors and assigns, or any of them.

THIS deed is being recorded to correct an error in the name of the Grantee in the Special Warranty Deed dated November 2, 2016 and recorded under instrument number 2016060879 in the Office of the Recorder of Deeds in and for Delaware County, Pennsylvania in Record Book 5907, Page 501 &c. As a correction deed, this document is exempt from realty transfer tax.

IN WITNESS WHEREOF, Grantor has executed this Indenture as of the date first set forth above.

SOUTHWEST DELAWARE COUNTY MUNICIPAL
AUTHORITY, a municipal authority and an
instrumentality of the Commonwealth of Pennsylvania

By: 
Name: Thomas Cozza
Title: Treasurer

Attest: 

Name: Thomas J. Flanagan
Title: Secretary

COMMONWEALTH OF PENNSYLVANIA

:
: SS.

COUNTY OF DELAWARE

:

On this, the 20th day of JUNE, 2017, before me, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS COZZA, known to me (satisfactorily proven) to be the TREASURER of SOUTHWEST DELAWARE COUNTY MUNICIPAL AUTHORITY, a municipal authority and an instrumentality of the Commonwealth of Pennsylvania, whose name is subscribed to the within Special Warranty Deed, and who acknowledged that he executed the same for the purposes therein contained on behalf of and as the act and deed of said SOUTHWEST DELAWARE COUNTY MUNICIPAL AUTHORITY, a municipal authority and an instrumentality of the Commonwealth of Pennsylvania.

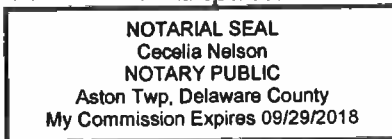
I hereunto set my hand and official seal.



Notary Public

My Commission Expires:

[Notarial Seal]



CERTIFICATE OF ADDRESS

I hereby certify that the address of the principal office of the Grantee herein is:

Delaware County Regional Water Quality Control Authority
100 East Fifth Street
PO Box 999
Chester, PA 19013-0999



For Grantee

Robert J. Willert, Executive Director